

21/00236/HOUSE – Committee Comments

Your Officer's Report comprehensively sets out the planning considerations and associated planning balance. This proposal is supported by Officer's with an unequivocal recommendation to approve this application.

The site is located within the settlement boundary of Upper Basildon, a location washed over by the North Wessex Downs Area of Outstanding Natural Beauty (AONB). Your officer's report confirms that the proposal complies with the relevant Development Plan policies and thus the principle of developing the site is acceptable.

Neighbour and Parish Council representations are noted. The thrust of objectors comments relate to the alleged impact on the amenity of immediate neighbours.

Considering the scheme design, land uses and separation distances I submit that this proposal will not result in neighbouring properties been overlooked or overshadowed. The proposed extension is a single storey extension located adjacent to the boundary wall with the neighbouring property. Windows serving the proposed extension face into the private garden of the application site. The proposed development is a single storey extension within the existing rear garden, which, due to the slope of the original land, is set down well below the neighbour fence lines. The garden is bounded by high walls, fences and soft landscaping, all of which effectively screens the site from all neighbouring properties. There are no views out of the site due to the height of the boundary enclosures surrounding the existing garden.

It is also noteworthy that the neighbouring property of 3 Bethesda Street has a similar single storey extension projecting along the common boundary between the application site and 3 Bethesda Street. This existing neighbouring extension affords additional screening and amenity protection for the neighbouring occupier.

With regard to the size of the proposed built form your Officer's Report confirms that the overall footprint will not represent overdevelopment of the site.

The ratio of building to garden curtilage is consistent with the urban grain of properties in this area and the proposal is entirely compliant with the policy aims and objectives of the adopted local plan.

There are other concerns that the neighbours have raised in relation to this application, in terms of drains, party walls and retaining walls. These matters are all beyond the remit the planning process and should not influence the decision of the committee.

It is hoped that Councillors will support their Officer's recommendation and approve this application.